

HUBTOWN

February 14, 2013

National Stock Exchange of India Limited
Exchange Plaza, 5th floor
Plot No. C/1, G Block
Bandra Kurla Complex
Bandra East
Mumbai 400 051

Dear Sir,

Sub: Unaudited Financial Results for the Third Quarter and Nine Months ended December 31, 2012

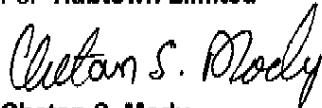
Re.: Clause 41 of the Listing Agreement

Pursuant to Clause 41 (I) (c) (i) of the Listing Agreement with the Stock Exchange, we enclose the Unaudited Financial Results (Standalone and Consolidated) for the **Third Quarter and Nine Months ended December 31, 2012** in the prescribed format, which were reviewed by the Audit and Compliance Committee of Directors and taken on record by the Board of Directors of the Company at their respective meetings held today i.e. on February 14, 2013.

We trust this would be in order.

Thanking you,

Yours faithfully,
For Hubtown Limited



Chetan S. Mody
Company Secretary

Encl: a/a



HUBTOWN LIMITED

Registered Office: Hubtown Solaris, 2nd floor, N. S. Phadke Marg, Opp. Telli Gully, Andheri (East), Mumbai – 400 069

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STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2012

Part - I

(₹ in Lacs)

Sr. No.	Particulars	Three months ended Unaudited			Nine months ended Unaudited		Year ended Audited
		31.12.2012	30.09.2012	31.12.2011	31.12.2012	31.12.2011	31.03.2012
1.	Income from Operations						
	a. Revenue from Operations	9982	7102	8812	23501	21349	25881
	b. Other Operating Income	1106	814	51	2121	89	163
	Total Income from Operations (a + b)	11088	7916	8863	25622	21438	26044
2.	Expenses						
	a. Cost of Realty	1791	2149	3898	7778	13982	17767
	b. Changes in inventories of finished goods, work-in-progress	948	(1333)	(7415)	(6384)	(17872)	(19617)
	c. Employee benefits expense	361	275	458	1055	1816	2109
	d. Depreciation and Amortisation expense	216	210	180	557	551	703
	e. Legal and Professional fees	174	376	198	766	622	1526
	f. Compensation Charges	553	335	231	1177	716	1374
	g. Project Expenses written off	---	---	2719	---	2889	3031
	h. Expenditure incurred on joint venture projects written off	---	---	2117	---	2414	2414
	i. Other expenses	602	449	735	1366	1599	2202
	Total Expenses (a + b + c + d + e + f + g + h + i)	4645	2461	3121	6315	6717	11509
3.	Profit from operations before other income, finance costs & exceptional items (1-2)	6443	5455	5742	19307	14722	14535
4.	Other Income	4964	4965	1512	14963	12232	17234
5.	Profit from ordinary activities before finance costs and exceptional items (3 + 4)	11407	10420	7254	34270	26954	31769
6.	Finance costs	8341	8151	4996	24179	21837	28490
7.	Profit from ordinary activities after finance costs but before exceptional items (5 - 6)	3066	2269	2258	10091	5117	3279
8.	Exceptional Items	----	----	---	---	---	----
9.	Profit from ordinary activities before tax (7 + 8)	3066	2269	2258	10091	5117	3279
10.	Tax expense / (credit)						
	a. Current Tax	615	485	300	1315	860	----
	b. Deferred Tax	147	(1687)	135	(1545)	160	(415)
	c. Short / (Excess) provision for taxation in respect of earlier year	---	----	----	---	14	(1246)
11.	Net Profit from ordinary activities after tax (9 - 10)	2304	3471	1823	10321	4083	4940
12.	Extraordinary Items (net of tax Nil)	---	----	(350)	---	(350)	(350)
13.	Net Profit for the period (11-/+12)	2304	3471	1473	10321	3733	4590
14.	Prior Period Adjustments (Net)	(4)	106	---	101	62	(605)
15.	Net Profit (13-/+14)	2300	3577	1473	10422	3795	3985
16.	Paid-up equity share capital (face value of ₹10 per share)	7274	7274	7274	7274	7274	7274
17.	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year	----	----	----	----	----	156220



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FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2012**

(₹ in Lacs)

Sr. No.	Particulars	Three months ended Unaudited			Nine months ended Unaudited		Year ended Audited
		31.12.2012	30.09.2012	31.12.2011	31.12.2012	31.12.2011	
18.	Earnings per Share before extraordinary items (EPS)						
	Basic EPS (not annualized) (₹)	3.16	4.92	2.51	14.33	5.70	5.96
	Diluted EPS (not annualized) (₹)	3.16	4.92	2.51	14.33	5.70	5.96
18a.	Earnings per Share after extraordinary items (EPS)						
	Basic EPS (not annualized) (₹)	3.16	4.92	2.03	14.33	5.22	5.48
	Diluted EPS (not annualized) (₹)	3.16	4.92	2.03	14.33	5.22	5.48
Part - II							
A.	PARTICULARS OF SHAREHOLDING						
	Public Shareholding						
	- Number of shares	1,27,35,871	1,27,35,871	1,27,35,871	1,27,35,871	1,27,35,871	1,27,35,871
	- Percentage of shareholding	17.51 %	17.51 %	17.51 %	17.51 %	17.51 %	17.51 %
	Promoter and Promoter Group shareholding						
	a. Pledged /Encumbered						
	- number of shares	4,52,64,000	4,68,89,000	3,86,54,500	4,52,64,000	3,86,54,500	4,05,54,000
	- percentage of shares (as a % of the total shareholding of promoter and promoter group)	75.44 %	78.15 %	64.42 %	75.44 %	64.42 %	67.59 %
	- percentage of share (as a % of the total share capital of the Company)	62.23 %	64.46 %	53.14 %	62.23 %	53.14 %	55.76 %
	b. Non-encumbered						
	- number of shares	1,47,36,000	1,31,11,000	2,13,45,500	1,47,36,000	2,13,45,500	1,94,46,000
	- percentage of shares (as a % of the total shareholding of promoter and promoter group)	24.56 %	21.85 %	35.58 %	24.56 %	35.58 %	32.41 %
	- percentage of share (as a % of the total share capital of the Company)	20.26 %	18.03 %	29.35 %	20.26 %	29.35 %	26.73 %
B.	INVESTOR COMPLAINTS	Three months ended 31.12.2012					
	Pending at the beginning of the quarter						0
	Received during the quarter						5
	Disposed off during the quarter						5
	Remaining unresolved at the end of the quarter						0

